

September 15, 2005
Christ Community Church – Lamong

Northwest Subcommittee

This meeting continued the discussions that had begun the previous week. The committee discussed the land use criterion in detail. They discussed residential uses, commercial uses, industrial uses, institutional uses, and recreational uses at the meeting.

Residential

- MF on primary arterials.
- Priority: Enforcement of appearance and building safety code
- Net average of “x” density to allow for shifting of density within project
 - Perimeter green space to maintain sense of openness – character issue
- Front doors to the street
- Fewer dead-ends – grid-iron
- Access alignment across streets
 - Considerate of property across street
- Consistent street names
- Explore TDR
- Quality of design and building materials

Commercial

- Use frontage roads on 31/32. Access control
 - Locate frontage roads between out lots and anchors
- Consider mixed use at Monon and arterials
- Four Hamlets – multi-use (mixed)
- Character and architecture very important to identity
- Connectivity of adjacent property
- Build to the topography where practicable

Industrial

- Not next to residential
- Light, enclosed
- Buffer heavier uses (inside cluster) by lighter uses (outside)
- Need a plan for relocating some existing uses
- Light pollution control
- Better softscape design on perimeter
 - Overall design of industrial areas
 - ‘Park 100’ is good example
- Sufficient road infrastructure needed

Institutional

- Locate where needed along with development
- Provide along with development
- Maintain/consider pre-existing churches, important structures
 - Protect sense of history/charm
- Cluster?, consider access
- Medical uses near north end (US 31)

Parks/Recreation

- Conserve “old growth” trees
- Consider larger parks/recreation facilities
 - Habig fields example
- Transition uses
- Incorporate bike/equestrian trails into new development
 - Plan the network
 - Consider implementation plan

Other Thoughts

- Fiscal impact of development
- Right to farm
- Developer needs to partner with adjacent land owners
 - Greater advance notice